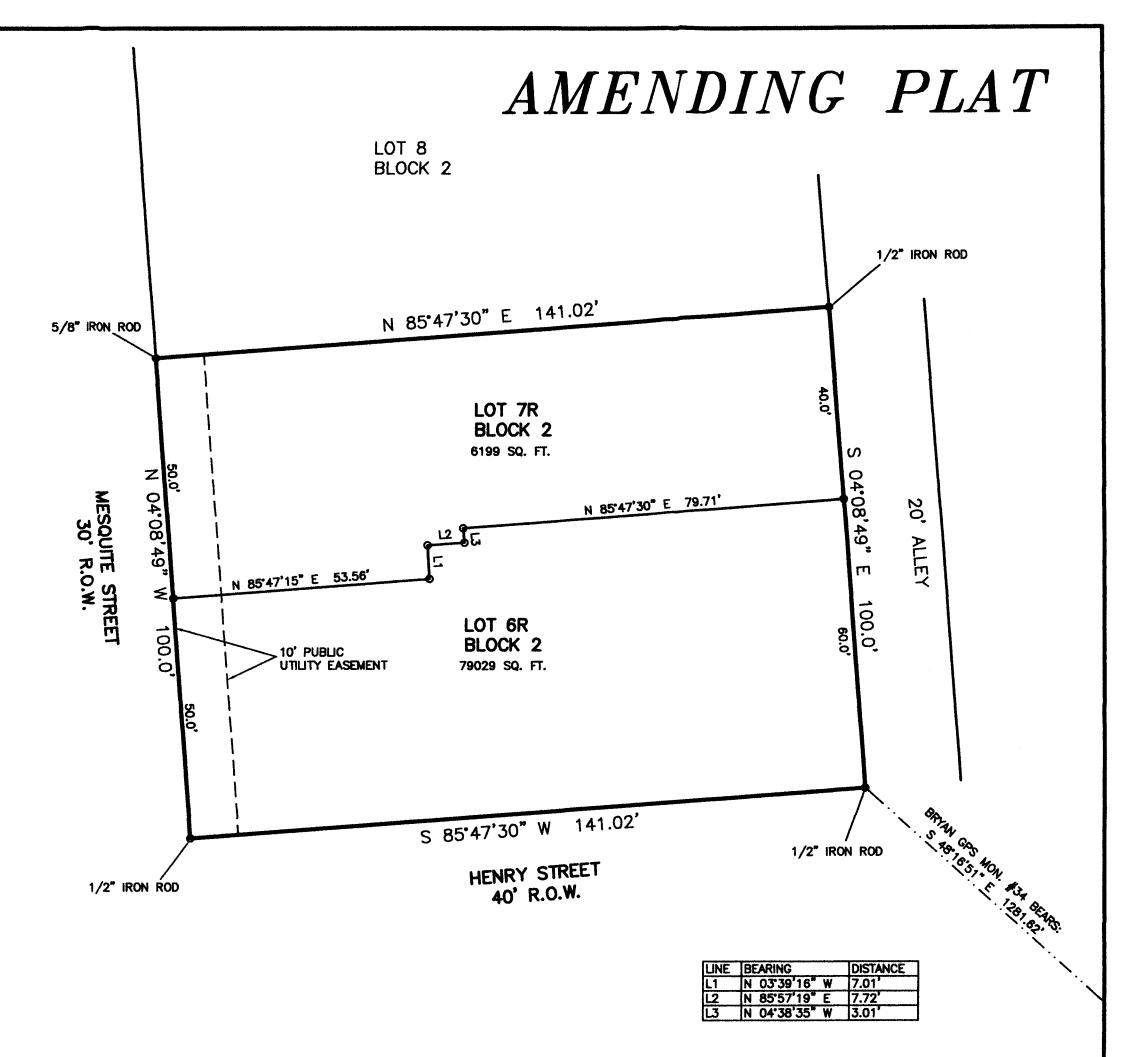


## **GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS. 4. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5 - RESIDENTIAL DISTRICT (5000) 5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS FROM B. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY. 7. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED

NOTE: THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LINE BETWEEN LOTS 6 AND 7 TO ALLEVIATE THE ENCROACHMENT OF THE EXISTING STRUCTURE ON LOT 6 INTO LOT 7.



METES AND BOUNDS DESCRIPTION OF A 0.324 ACRE TRACT LOTS 6 & 7, BLOCK 2 BOONE'S RE-SURVEY

BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 6 AND 7, BLOCK 2, BOONE'S RE—SURVEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 38. PAGE 644 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF HENRY STREET (40' R.O.W.) AND THE EAST LINE OF MESQUITE STREET (30' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE: N 04° 08' 49" W ALONG THE EAST LINE OF MESQUITE STREET FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF LOT 8,

THENCE: N 85° 47' 30" E ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 8 FOR A DISTANCE OF 141.02 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF A 20.00 FOOT WIDE ALLEY MARKING THE NORTHEAST CORNER OF

THENCE: S 04" 08' 49" E ALONG THE WEST LINE OF SAID ALLEY FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF HENRY STREET MARKING THE SOUTHEAST CORNER OF SAID LOT 6;

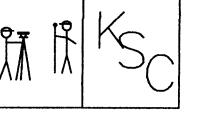
THENCE: S 85° 47° 30" W ALONG THE NORTH LINE OF HENRY STREET FOR A DISTANCE OF 141.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.324 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

## AMENDING PLAT

LOTS 6 & 7, BLOCK 2 BOONE'S RE-SURVEY

VOLUME 38, PAGE 644 0.324 AC., JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET SURVEY DATE: JUNE 2015 PLAT DATE: 06-30-15 REVISED: 07-07-15 JOB NUMBER: 15-493 CAD NAME: 15-493 CR5 FILE: 15-493

PREPARED BY: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195

PREPARED FOR: SYED NAQI 9688 RIVER ROAD COLLEGE STATION, TEXAS 77845 PHONE (979) 260-4686